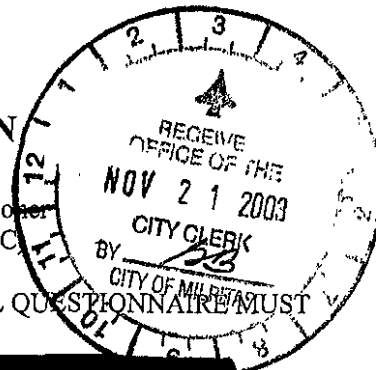


CITY OF MILPITAS COMMUNITY SERVICE APPLICATION PLANNING COMMISSION

(Note: At all times during the term of office, a Planning Commissioner shall be a registered voter of the City of Milpitas I-500-1.01MMC)



(Type or Print Clearly)

PLEASE ANSWER ALL QUESTIONS COMPLETELY

ANSWERS TO SUPPLEMENTAL QUESTIONNAIRE MUST ACCOMPANY APPLICATION

Name ALFRED ROLAND GARCIA, JR Home Telephone [REDACTED]

Address [REDACTED] Apt.# [REDACTED]

Are you a Registered Voter in the City of Milpitas? YES How long have you lived in Milpitas? 9 yrs

Present Employer COMAC, INC Business Telephone 408-956-2807

Address 565 SINCLAIR FRONTAGE RD, MILPITAS Occupation EXECUTIVE

Education:

College, Professional, Vocational or other schools attended	Major Subject	Date	Degree
SAN FRANCISCO STATE COLLEGE	BUSINESS (TRANSPORTATION)	'64-'67	BA
UNIV OF SOUTHERN CALIFORNIA	SYSTEMS MGMT	'71-'73	MS
ARBURN UNIVERSITY	BUSINESS	'77-'78	MBA
AIR WAR COLLEGE	MILITARY LEADERSHIP	'77-'78	

List the community organizations to which you belong or have belonged (additional information may be attached):

Date	Name of Organization	Chair? Member?
198-03	COMMUNITY ADVISORY COMMISSION	CHAIR & MEMBER
01-02	CHARTER CITY TASK FORCE	MEMBER
94-CURRENT	VARIOUS ACTIVITIES IN ST ELIZABETH CATHOLIC CHURCH	
98-CURRENT	VARIOUS ACTIVITIES IN NOCETE OF SAN JOSE	

Briefly describe the personal qualifications you possess which you feel would be an asset (additional information may be attached):

PLEASE SEE ATTACHED

I have sufficient time to devote to this responsibility and will attend the required meetings if I am appointed to fill a future vacancy. I hereby certify that all statements contained in this application are true.

Alfred R Garcia
Signature

11/24/03
Date

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NOTE: ALL COMMUNITY SERVICE APPLICATIONS ARE PUBLIC RECORD
Mail directly to: City Clerk, 455 E. Calaveras Blvd., Milpitas, CA 95035

GARCIA

***Planning Commission
Supplemental Questionnaire***

Why are you interested in serving on the Planning Commission?

As a member of the Community Advisory Commission and the Charter City Task Force, I have learned the value of citizen volunteers participating in local government. The Planning Commission plays a pivotal role affecting all residents of Milpitas, influences the business environment, and helps to ensure that Milpitas will effectively meet the challenges of future growth. I would like to apply what I have learned in the past and to learn new things as a member of the Planning Commission.

Describe your understanding of how the City's General Plan, Zoning Ordinance, and planning procedures affect the development of the community.

The General Plan provides the principles and policies for the development of the city, while the Zoning Ordinance provides the legal and procedural framework to implement the principles and policies of the General Plan and complements/supplements State code. Planning procedures provide the detailed actions, responsibilities, timelines, and suggestions for applications as performed by the applicants, City staff, the Planning Commission, and the City Council. These combined elements help to ensure a balance between residents' and business' interests and ensure that City resources and infrastructure can support new requests in the near term and the long term.

In what way will your personal or work experience contribute to your role as a Planning Commissioner?

Management and financial experience:

- I have 35 years of management experience in the government and private sectors. As a (currently) corporate executive and (past) senior military officer, I have had much experience in planning, making decisions, balancing options, asking the appropriate questions, and developing solutions. Also, I have financial and budget experience in government and in private business; I understand the pressures of revenue generation and the need to maximize profitability.

Volunteer experience:

- I have been on the CAC for 5 years, the past 2 years as Chair. During that time, we established a work plan, developed objectives, and implemented sub-committee work. The result has been an active commission working on important issues on behalf of the citizens of Milpitas and the City Council. I was a member of the Charter City Task Force, developed the work plan and agenda, and prepared the minority report. I have served in several leadership positions within St Elizabeth Catholic Church and the Diocese of San Jose, including Parish

Council chairman, Liturgy coordinator, Stewardship chairman, Co-Chair of the Bishop's Advisory Council, and many other positions. Before moving to Milpitas and while on active duty in the military, I was very active in base community, Boy Scouts, youth sports, and church activities.

Education:

- I have a BA in Business (Transportation) from San Francisco State, an MS in Systems Management from the University of Southern California, an MBA from Auburn University, and several lengthy military leadership and technical schools.

Perspective:

- I believe that Milpitas should balance "business friendly" with local and residents' interests. As a business executive in Milpitas and as a resident, I always try to look at issues holistically. In addition, I appreciate the challenges in working with and through diverse/competing interests and issues.

What do you think are the most pressing planning problems or issues in Milpitas? How do you think they should best be resolved?

Melding transportation opportunities with high and medium density housing.

- Milpitas should continue its efforts to attract appropriate density housing along the major transportation corridors. Implementing the Mid-Town plan provides developers with a clear roadmap.

Mid-Town Plan implementation, especially with new Library anchor on the north end.

- Implement the plan using the resources of the Redevelopment Agency, with sensitivity for existing businesses and residents, and the perspective of economic development.

Lack of affordable housing.

- Ensure low and moderate cost housing is build in accordance with legal requirements. Develop innovative solutions to convert existing market priced housing into affordable housing. Assist Milpitas public employees, including teachers, in becoming eligible for affordable housing in the community. Implement the "granny units" in the best possible manner for Milpitas.

Appropriate development of Town Center.

- Implement an appropriate mix of uses for this area that complements the civic center complex, supports the needs of the community, and takes advantage of the location for commuters and residents from around Milpitas. Ensure the Farmers Market is preserved in Milpitas.

Parking in older neighborhoods.

- Changing demographics in Milpitas and higher density occupancy within existing housing has exacerbated a neighborhood parking problem. The problem will become worse and an equitable solution needs to be presented to residents, possibly including on-street parking permits.

Aging inventory of housing.

- Housing in several older areas of Milpitas has not aged well. As a result, some housing may be good candidates for tear down and building of new housing. It is important that “monster homes”, homes out of character with the neighborhood, and overpriced homes be constrained within the limits of the law.

Do you have a long-term vision of how you think the City should develop?

I believe the General Plan is an excellent plan and very well describes how Milpitas should develop. The General Plan addresses key areas for change and sets the framework in important areas.

- The special Mid-Town Plan details a significant component of the General Plan with substantive detail for implementation.
- Because of the city’s uniquely central transportation location, we have great opportunities to offer businesses and residents work-live options and public transportation for commuting to other cities. Using transportation corridors optimally should continue to be a major component of the City’s development.
- Milpitas should expand its “business-friendly” approach while balancing it with quality of life priorities for its residents. Milpitas’ plan for pedestrian and bike friendly access and usage should be implemented wherever possible. In addition, appropriate in-fill opportunities should be supported that match business’ and residents’ interests.
- One area that could use further expansion is planning for alternative forms of transportation in the future, including personal transportation, feeder buses, and “green” vehicles.

A major planning problem facing the entire Bay Area is the shortage of affordable housing. Do you have any thoughts on how the City should address this issue?

Utilizing the Redevelopment Agency as a mechanism for meeting low and moderate housing requirements, the City must continue its leadership in emphasizing affordability in all new construction and tying this to the freeway and mass transit transportation corridors. Encouraging builders to build high density housing with mixed use retail and commercial facilities, the City should support well-considered proposals from developers that meet City objectives. In addition, as some 40+ year old housing comes on the market and requires major rehabilitation, the City may consider making this housing affordable through special financing options. An extension of this would be some of the apartments in the Park Victoria and Calaveras areas that could be rehabilitated and made

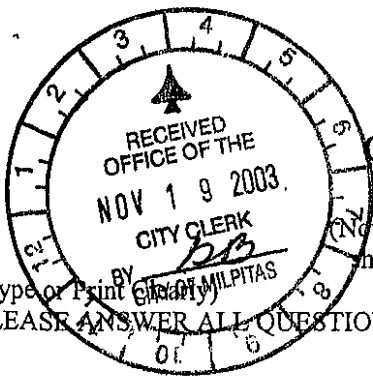
affordable. Leveraging CDBG and other funds for rehabilitation and down payments could make the housing affordable for residents, including City/public employees and teachers who may desire to live in the community.

What do you see as the different roles of City Staff, the Planning Commission, and the City Council?

While the City Staff, the Planning Commission, and the City Council have different roles in the planning process, it is the clear roles-based process in Milpitas that ensures fairness, visibility, and timeliness in decisions. The City Staff does the analysis, assessment of compliance, develops solutions and recommendations, and makes decisions within its purview. The statutory-based Planning Commission ensures fair evaluation, the first instance of public input, and makes decisions within its purview. The City Council takes on the most difficult issues, listens to appeals, obtains public input, and makes final decisions where appropriate.

What do you believe should be the focus of the Milpitas Redevelopment Agency and program?

The RDA should focus on successfully developing Milpitas mid-town area including housing, commercial, transit, and public facilities. The RDA should provide leadership, infrastructure, framework, and financial options and incentives in the development while providing for the interests of the existing residents and businesses in the mid-town area. With the funds available from the November bond issue, the RDA will have the resources to execute development of major community projects. The relationship between the City Council and the RDA (same membership) will ensure that the needs of the community are satisfied in all projects.



CITY OF MILPITAS

COMMUNITY SERVICE APPLICATION

PLANNING COMMISSION

(Note: At all times during the term of office, a Planning Commissioner shall be a registered voter of the City of Milpitas I-500-1.01MMC)

(Type or Print Name)
PLEASE ANSWER ALL QUESTIONS COMPLETELY

ANSWERS TO SUPPLEMENTAL QUESTIONNAIRE MUST ACCOMPANY APPLICATION

Name First Jacob Middle Albert Last Krommenhock Home Telephone [REDACTED]

Address Number [REDACTED] Street [REDACTED] Apt.# [REDACTED]

Are you a Registered Voter in the City of Milpitas? Yes How long have you lived in Milpitas? 36 Yrs

Retired
Present Employer [REDACTED] Business Telephone [REDACTED]

Address [REDACTED] Occupation [REDACTED]

Education:

College, Professional, Vocational or other schools attended	Major Subject	Date	Degree
University Of New Mexico	Electronic Engrng	1965	BSEE
University of New Mexico	Electronic Engrng	1968	MSEE
Santa Clara University	Graduate Bus Sch	1986	MBA

List the community organizations to which you belong or have belonged (additional information may be attached):

Date	Name of Organization	Chair?Member?
1970-73	Boy Scouts of America	Scoutmaster, Commsnr
1974-93	Milpitas Citezens Adviosory Commission	Chair(2)/Member
1976-78	Navy Sea Scouts (Youth Org)	Commanding Officer
1986-92	Board Of Directors Milpitas YMCA	Finance Chair

Briefly describe the personal qualifications you possess which you feel would be an asset (additional information may be attached):

I have sufficient time to devote to this responsibility and will attend the required meetings if I am appointed to fill a future vacancy. I hereby certify that all statements contained in this application are true.

Jacob A. Krommenhock
Signature

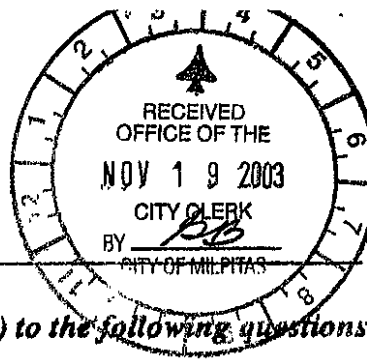
11/19/03
Date

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Krommenhock

PLANNING COMMISSION
SUPPLEMENTAL QUESTIONNAIRE



(Please type or print responses on a separate paper(s) to the following questions)

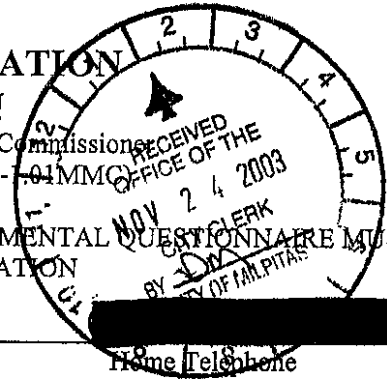
1. Why are you interested in serving on the Planning Commission?
To make a contribution in planning the future of the community that I live in.
2. Describe your understanding of how the City's General Plan, Zoning Ordinance, and planning procedures affect the development of the community.
The overall objective is to create a balance, (within Milpitas) of commercial, industrial, transportation, housing and recreation facilities.

In what way will your personal or work experience contribute to your role as a Planning Commissioner?
Previous experience in serving on a City Commission (CAC).
Previous experience in serving as a Board Member of a non-profit Org.
Previous experience as a leader in Youth organizations.
4. What do you feel are the most pressing planning problems or issues in Milpitas?
How do you think they should best be resolved?
Create jobs in Milpitas via Commercial and industrial development.
Reduce Traffic via BART and diverting traffic around Milpitas and not through Milpitas.
Affordable Housing
6. Do you have a long-term vision of how you think the City should develop?
Get rid of Elmwood
Have BART go underground and get rid of Railroad Tracks.
6. A major planning problem facing the entire Bay Area is the shortage of affordable housing.
Do you have any thoughts on how the City should address this issue?
High rise Condos (Single Family homes are not low cost)
Purchase older developments via Redevelopment Agency and build Condos.
Replace Mobile Home Parks with Condos.
NOTE: Most affordable is Condos.
7. What do you see as the different roles of City staff, the Planning Commission, and the City Council?
The role of City Staff is as a resource for both the Planning Commission and the City Council. The role of the Planning Commission is to make recommendations to the City Council.
The role of the City Council is to make final decisions.
8. What do you believe should be the focus of the Milpitas Redevelopment Agency and program?
Revitalize the downtown area by creating an entity that is not in competition with other entities within Milpitas (i.e. Great Mall, McCarthy ranch, etc)

Krommenhock

CITY OF MILPITAS COMMUNITY SERVICE APPLICATION PLANNING COMMISSION

(Note: At all times during the term of office, a Planning Commission member shall be a registered voter of the City of Milpitas I-500-1-01MMG)



(Type or Print Clearly)

PLEASE ANSWER ALL QUESTIONS COMPLETELY

ANSWERS TO SUPPLEMENTAL QUESTIONNAIRE MUST ACCOMPANY APPLICATION

Name Bob K. LUONG
First Middle Last

Address [REDACTED] Number [REDACTED] Street [REDACTED] Apt.# [REDACTED]

Are you a Registered Voter in the City of Milpitas? YES How long have you lived in Milpitas? 6 Yrs

LSI Logic (408) 433 2077
Present Employer Business Telephone

1873 Barber Lane IT Manager
Address Occupation

Education:

College, Professional, Vocational or other schools attended	Major Subject	Date	Degree
University of California Irvine	Mathematic/Economic	6/1988	Bachelor Science

List the community organizations to which you belong or have belonged (additional information may be attached):

Date	Name of Organization	Chair?Member?
9/2001	Technology Credit Union - Supervisory Committee	Member
6/2003	United Way Silicon Valley - Campaign Cabinet	Member

Briefly describe the personal qualifications you possess which you feel would be an asset (additional information may be attached):

My background included 4 yrs in auditing/financial work. I also have about 15 yrs in the engineering and technology field.

I have sufficient time to devote to this responsibility and will attend the required meetings if I am appointed to fill a future vacancy. I hereby certify that all statements contained in this application are true.

Bob Luong
Signature

11/24/2003
Date

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Luong

PLANNING COMMISSION
SUPPLEMENTAL QUESTIONNAIRE



(Please type or print responses on a separate paper(s) to the following questions)

1. Why are you interested in serving on the Planning Commission?
2. Describe your understanding of how the City's General Plan, Zoning Ordinance, and planning procedures affect the development of the community.
3. In what way will your personal or work experience contribute to your role as a Planning Commissioner?
4. What do you feel are the most pressing planning problems or issues in Milpitas?
How do you think they should best be resolved?
5. Do you have a long-term vision of how you think the City should develop?
6. A major planning problem facing the entire Bay Area is the shortage of affordable housing.
Do you have any thoughts on how the City should address this issue?
7. What do you see as the different roles of City staff, the Planning Commission, and the City Council?
8. What do you believe should be the focus of the Milpitas Redevelopment Agency and program?

Luong

I am interested in serving on the Planning Commission because I want to make Milpitas city the prefer place to live and work.

Q #1

The City's General Plan is to develop framework for planning. Zoning ordinance is the local law that regulates land uses, types and dimension of structure on a piece of property. Planning procedures carry out intends of the zoning ordinance.

Q #2

With my background in finance and information technology and being a Planning Commissioner, I will be able to contribute insight on how zoning and planning procedure will affect the growth and financial well being of our community.

Q #3

The most pressing planning issue is the redevelopment of Milpitas Midtown. The key to revitalize the midtown area is accelerating the development of high density housing next to VTA corridor.

Q #4

I would like to see Milpitas become a City that known as a great place to live and raise family. I also like to see the City as a long-term place for business to prosper.

Q #5

We need to have a specific plan for any new housing development to include a portion dedicated to the overall city affordable housing plan.

Q #6

I believe the role of Planning Commission is to recommend, City Council role is to decide, and the City staff role is to enforce city ordinance.

Q #7

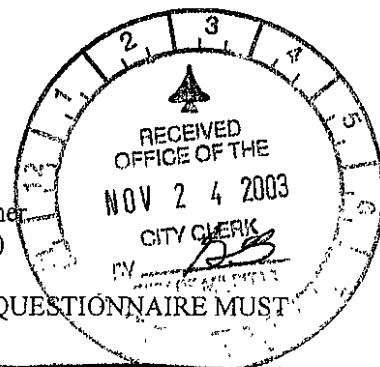
The focus of the Milpitas Redevelopment Agency and program should be the revitalization of the downtown Milpitas. This includes the plan to develop high-density housing next to public transportation.

Q #8

Luong

CITY OF MILPITAS
COMMUNITY SERVICE APPLICATION
PLANNING COMMISSION

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(Type or Print Clearly)

PLEASE ANSWER ALL QUESTIONS COMPLETELY

ANSWERS TO SUPPLEMENTAL QUESTIONNAIRE MUST ACCOMPANY APPLICATION

Name ZEYA First J. Middle MOHSIN Last [REDACTED] Home Telephone [REDACTED]

Address [REDACTED] Number [REDACTED] Street [REDACTED] Apt.# [REDACTED]

Are you a Registered Voter in the City of Milpitas? YES How long have you lived in Milpitas? 13 years

Present Employer MILPITAS PARENT PRE-SCHOOL Business Telephone (408) 263-0395

Address 355 DIXON ROAD, MILPITAS, CA 95035 Occupation TEACHER/DIRECTOR

Education:

College, Professional, Vocational or other schools attended	Major Subject	Date	Degree
<u>University of Karachi</u>	<u>Psychology</u>	<u>1982</u>	<u>B.A.</u>

List the community organizations to which you belong or have belonged (additional information may be attached):

Date	Name of Organization	Chair? Member?
	<u>Sunny Hills Neighborhood Association</u>	
	<u>United Neighborhood of Santa Clara</u>	
	<u>Pakistan Association of Bay Area</u>	
	<u>First 5 Steering Committee</u>	

Note: See Attachment

Briefly describe the personal qualifications you possess which you feel would be an asset (additional information may be attached):

See Attached please.

I have sufficient time to devote to this responsibility and will attend the required meetings if I am appointed to fill a future vacancy. I hereby certify that all statements contained in this application are true.

Zeya Mohsin
Signature

11-23-03
Date

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Mohsin

<u>Date</u>	<u>Name of Organizations</u>	<u>Chair/ Member</u>
2000	MHS PTSA	Vice President
2000	Chamber of Commerce, Milpitas	Member
2001	BTAC	Vice Chair
2001-2003	PRCRC	Vice Chair
2001-2003	APPN North East Region	Co-Chair
2002-2003	PTSA Council North East Region	Vice President
2002-2003	Band Boosters	Vice President

Briefly describe the personal qualification you possess which you feel would be an asset.

By serving on several committee and organizations, I have learned valuable lessons to be able to work with others cooperatively, to assess and to act upon major concerns and issues. In the same way I hope to be an asset if appointed on the Planning Commission.

PLANNING COMMISSION

SUPPLEMENTAL QUESTIONNAIRE



(Please type or print responses on a separate paper(s) to the following questions)

Q1. Why are you interested in serving on the Planning Commission?

Answer: I am interested in serving on the Planning Commission because I am capable and motivated to serve the City and its Citizens. I have aspirations to assist in the growth of the City of Milpitas.

Q2. Describe your understanding of how the City's General Plan, Zoning Ordinance, and planning procedures affect the development of the community.

Answer: City's General Plan is the blue print of the City's intended growth of industrial, residential and mixed used development. Zoning Ordinance are the rules that have to be followed for this growth and the Planning procedures are the special steps through which development of any specific area takes place according to the zoning ordinance. All together the process ensures that there is a consistency in development and uniformity in growth. It also ensures that the development follows the City's general growth plan.

Q3. In what way your personal or work experience contributes to your role as a Planning Commissioner.

Answer: My personal and work experience will be an asset, because I am in constant interaction with the community. I am a pre-school teacher/director and I am in touch with new parents who are in process of evaluating where they would like to buy their first home. The factors that are vital to them are affordable housing, real estate appreciation, safe neighborhood, accessible public transit and shopping areas.

Q4. What do you feel are the most pressing planning problems or issues in Milpitas? How do you think they should best be resolved?

Answer: Following are the most pressing planning problems:

- i. Traffic
- ii. Affordable Housing
- iii. Inactive Commercial areas

Traffic and housing are interactive issues. As housing grows, alternate means of transportation should be put in place to free street congestion. For examples light rail, bicycle path, and frequent VTA services at peak hours.

Develop mixed housing with commercial areas to make residents' life easy. Creating solution for these issues by thinking out of the box.

Q5: Do you have a long term vision of how you think the City should develop?

Answer: Long term vision for City development in my mind is a picture of an area developed in the form of town center. A development which has mixed/ variety of usage has ample space for fairs and farmers' market, added next to it in walking distance should be affordable housing so it would be advantages to the residents. Such developments get maximum usage as well as build strong interactive communities.

Q6. A major problem facing the entire Bay Area is the shortage of affordable housing. Do you have any thoughts on how the City should address this issue?

Answer: The City will have to secure lands and provide it to developers, offer incentives in exchange of securing 20% of the new construction as affordable housing. Incentives could be lowering/ waiving application fees to developers.

Q7. What do you see as the different roles of City staff, Planning Commission, and the City Council?

Answer: The City staff should provide initial analyses of zoning and development issues. The Planning Commission deliberates on the recommendations and comes to a decision. The City Council provides the leadership role on various City's development projects.

Q8. What do you believe should be the focus of Milpitas Re-development agency and programs?

Answer: Mid Town plan should be the focus of the Re-development agency. They should be actively pursuing bringing new businesses to the City that could generate taxable income. At the same time prioritize mass transit solutions.